

25 Sir Leonard Rogers Close, Mannamead, Plymouth, Devon, PL3 5AQ

LANG TOWN
& COUNTRY
SALES





Price £535,000

This stunning four-bedroom detached family home, thoughtfully designed to combine contemporary style with practical living. Offering spacious and beautifully presented accommodation throughout, this exceptional property is ideal for modern family life.

The heart of the home is the impressive open-plan ground floor, seamlessly bringing together the living, dining and kitchen areas to create a bright and sociable space. South-facing bi-fold doors flood the room with natural light and open directly onto the garden, perfect for entertaining and enjoying indoor-outdoor living. A convenient guest cloakroom completes the ground floor accommodation.

A high-security entrance door opens into an inviting hallway featuring an elegant oak staircase with glass balustrade and quality satin-finished joinery throughout.

The stylish kitchen, supplied by Mayflower Kitchens, is fitted with sleek handleless units, quartz worktops and a range of integrated appliances including an oven, induction hob, dishwasher, washer/dryer and fridge freezer. Further features include a stainless steel sink with chrome mixer tap and LED under-cabinet lighting.

On the first floor, there are four generous bedrooms, including an impressive principal bedroom with a luxurious en-suite shower room. There is contemporary family bathroom which is finished to a high specification with a bath and shower over, concealed cistern WC, chrome heated towel rail and quality fittings throughout. The en-suite further benefits from a stylish backlit mirror.

Externally, the property boasts attractive kerb appeal with contemporary grey metal cladding, crisp white rendered elevations and PIR-controlled external lighting. A private driveway provides off-road parking for two vehicles. To the rear, the south-facing garden offers a patio area, level vegetable patch and outside tap, and two sheds. The secluded lower garden offers more privacy, creating a wonderful space for relaxation and family enjoyment.

Further benefits include an energy-efficient gas-fired central heating and hot water system with central programmer, ensuring comfort and efficiency all year round and solar panels and EV charging point.

A superb contemporary home offering stylish, energy-efficient living in a highly desirable setting. Early viewing is highly recommended.

To view this property call Lang Town & Country Estate Agents on 01752 256000.











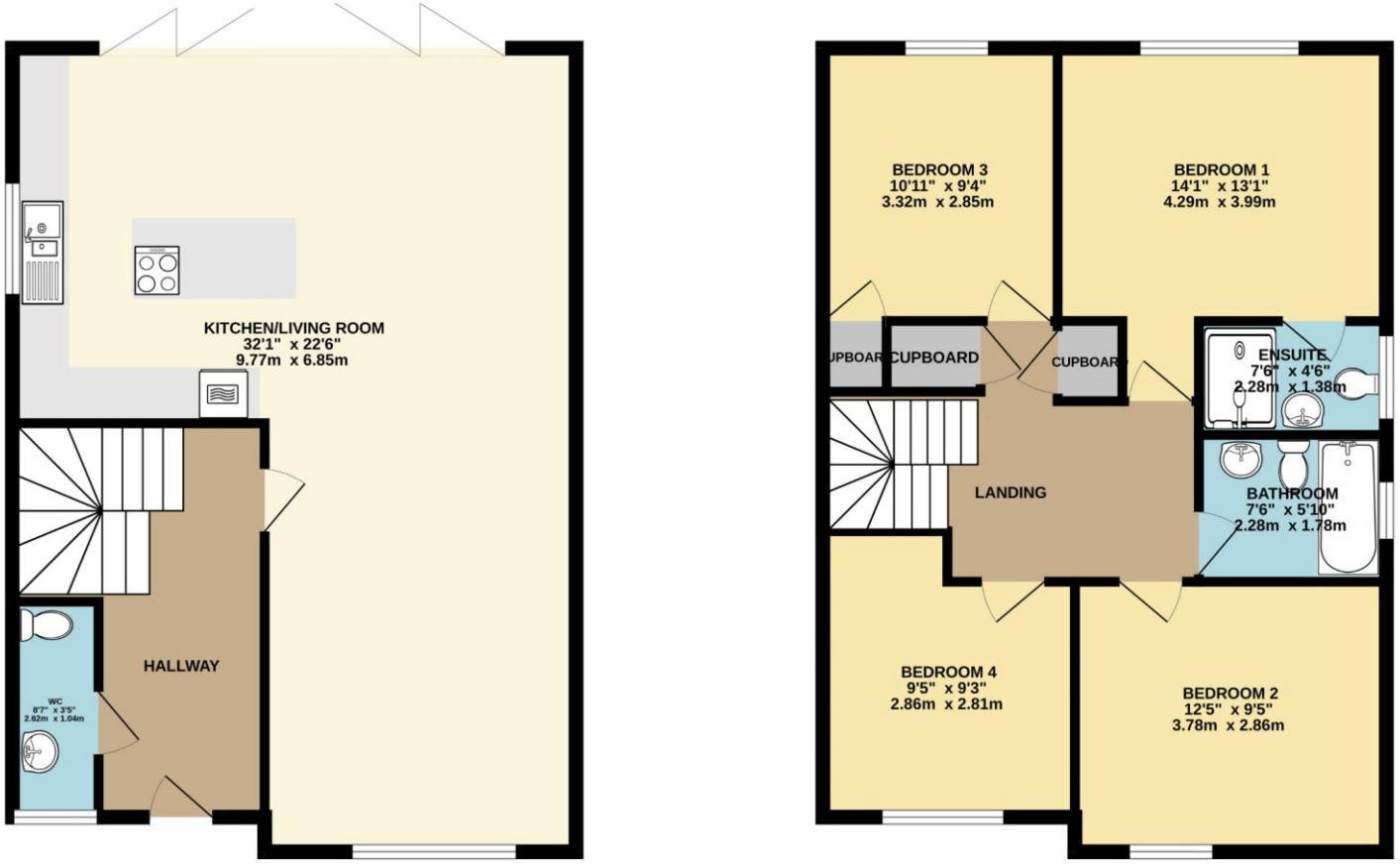








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TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.

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